

# \$345,000 - 1501, 519 Riverfront Avenue Se, Calgary

MLS® #A2184753

**\$345,000**

1 Bedroom, 1.00 Bathroom, 653 sqft  
Residential on 0.00 Acres

Downtown East Village, Calgary, Alberta

Experience urban living at its finest in the heart of the East Village nestled within Evolution Fuse! This exquisite 1 Bedroom, 1 Bathroom, West facing, 15th floor residence exudes contemporary elegance and offers luxury living. As you enter this beautiful highly maintained property you immediately see the expansive view of downtown the river and surrounding area. The sleek and modern kitchen is equipped with premium stainless steel appliances, gas range, granite countertops, granite backsplash and ample cabinet space. The living and dining area seamlessly flows onto the large balcony (148.5 Sqf) through sliding glass doors, creating a beautiful indoor-outdoor experience complete with gas BBQ hookup. Bathroom has in-floor heating, large soaker tub and large vanity with granite counter top. The bedroom offers a walk-in closet, blackout blinds and has separate thermostat to control the temperature directly from main living area. Additionally a full-size washer/dryer, central air-conditioning, a secured storage locker and parking stall. Enjoy an array of amenities at Evolution, including a 2nd floor outdoor garden common area, entertaining lounge, two fitness centres™ complete with steam room and sauna, and personalized concierge services + 24/7 security. Embrace the vibrant riverfront lifestyle with easy access to scenic walking / biking paths along the river or directly to the downtown core, dining, numerous shops / services and the convenience of the close



proximity C-Train station. Don't forget the new Scotia Place coming in 2027 which will only enhance the desirability of The East Village. This property must be seen - it shows beautifully!

Built in 2015

### Essential Information

MLS® #	A2184753
Price	\$345,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	653
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	1501, 519 Riverfront Avenue Se
Subdivision	Downtown East Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1K6

### Amenities

Amenities	Fitness Center, Other, Party Room, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground

### Interior

Interior Features	No Animal Home, Walk-In Closet(s)
Appliances	Convection Oven, Dishwasher, Gas Range, Microwave Hood Fan,

	Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	19

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Concrete

### **Additional Information**

Date Listed	January 9th, 2025
Days on Market	85
Zoning	CC-EMU

### **Listing Details**

Listing Office	Unison Realty Group Ltd.
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.